

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON SECOND AMENDMENT TO THE APPLICATION
OF LOWER ROXBURY DEVELOPMENT CORPORATION FOR AUTHORIZATION
AND APPROVAL OF A PROJECT UNDER CHAPTER 121A TO BE UNDERTAKEN
AND CARRIED OUT BY A CHARITABLE CORPORATION FORMED UNDER
CHAPTER 180 AND FOR APPROVAL TO ACT AS AN URBAN REDEVELOPMENT
CORPORATION UNDER SAID CHAPTER 121A

The "Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project Under Chapter 121A to be Undertaken and Carried Out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" was approved by the Boston Redevelopment Authority in its Report and Decision on the said Application, which Report and Decision was adopted by the Authority on February 10, 1972, and approved by His Honor, the Mayor of the City of Boston, on February 18, 1972, and amended by the "Report and Decision on First Amendment to the Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project to be Undertaken and Carried Out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" which Amendment was adopted by the Authority on May 18, 1972, and approved by His Honor, the Mayor of the City of Boston, on June 1, 1972.

The Second Amendment to the aforementioned Application requests that the Application be amended in certain respects. The Authority is satisfied that the proposed Amendments to the Application are minor in nature, and do not substantially or materially alter or affect the Application, or the Project proposed therein, and therefore do not require a public hearing.

Accordingly, the Application, as amended, and the Authority's Report and Decision thereon, as amended, are hereby further amended as follows:

- I. Paragraph 6 of the Application is amended by deleting Paragraph 6 in its entirety and substituting therefor the following new Paragraph 6:

"Construction of the Project within the Project Area is to be undertaken in three (3) separate project construction phases (a high-rise structure, a moderate-rise structure, and townhouse structures) and accordingly, that portion of the Project Area allocated to each project construction phase is to be conveyed separately.

The Applicant proposes that as a 121A Corporation, it will (a) accept and pay for a conveyance of each portion of the Project Area as and when each said portion of the Project Area is conveyed to it, the several conveyances constituting the entire Project Area to be completed and fully paid for within eighteen (18) months of the date of approval of the Project; (b) commence each construction phase of the Project immediately after conveyance to it of that portion of the Project Area allocated to each such phase; and (c) complete the construction of the Project in its entirety within thirty (30) months from the date of approval of the Project unless prevented or delayed by circumstances not reasonably within its control".

- II. Paragraph 8 of the Application is amended by adding, after the words "MHFA #70-81-N" in the second line of said Paragraph, the words "and MHFA #72-108-N".
- III. Exhibit C of the Application and Schedule A of the Report and Decision are amended by deleting in Part A thereof, Paragraphs 1 through 12 inclusive, all references to Sheet Nos. "A-1A," "A-2A," "A-3A," "A-4A," "A-5A," "A-6A," "A-7A," "A-8A," and "SP-1," as shown in the set of architectural plans entitled "LRCC - Madison Park Houses, John Sharratt Associates, Inc., (Architect)," and in substitution thereof, insert the following new references to the Sheet Nos.:
 - "A-1A (revised sheet)," "A-2A (revised sheet),"
 - "A-3A (revised sheet)," "A-4A (revised sheet),"
 - "A-5A (revised sheet)," "A-6A (revised sheet),"
 - "A-7A (revised sheet)," "A-8A (revised sheet),"
 - and "SP-1A (revised sheet)," in said Paragraphs 1 through 12 inclusive of Part A of Exhibit C and Schedule A.
- IV. Exhibit C of the Application and Schedule A of the Report and Decision are amended by deleting in Part B, Paragraph 2.A. thereof, the word "Six" in the second line, and substituting therefor the word "Seven".

- V. Exhibit C of the Application and Schedule A of the Report and Decision are amended by deleting in Part B, Paragraph 3.A. thereof, the word "Six" in the second line, and substituting therefor the word "Seven".
- VI. Exhibit H of the Application is amended by inserting therein the following additional new paragraph:

"A Set of Architectural Drawings to be included in Exhibit H of the Application is attached hereto and entitled "LRCC - Madison Park Houses, John Sharratt Associates, Inc., (Architect)." The Set includes the following Sheets, "as revised":

SP-1A	Site Plans
SP-2A	Planting Plans
A-1A	First Floor Plan
A-2A	Second, Fourth and Sixth Floor Plan
A-3A	Third Floor Plan
A-4A	Fifth and Seventh Floor Plan
A-5A	Roof Plan and Details
A-6A	East Elevation
A-7A	West Elevation
A-8A	South and North Elevation
A-9A	Building Sections
A-10A	Wall Sections and Details
A-11A	Typical Vestibule and Elevator Lobby
A-13A	Interior Wall Sections
A-14A	Stairs, Elevators and Details
A-15A	Door Schedule and Details
A-16A	Window Types and Details
A-17A	Typical Units - Bathroom and Kitchen Details
A-18A	Aluminum Doors and Frames - Apartment Layouts Type D, E, & F
A-19A	Reflected Ceiling Plan and Details

The Authority hereby approves the "Second Amendment to the Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project to be Undertaken and Carried Out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" and hereby consents to the Amendments to the Application and Report and Decision thereon as set forth above.

original signature

SECOND AMENDMENT TO THE APPLICATION BY LOWER ROXBURY
DEVELOPMENT CORPORATION FOR AUTHORIZATION AND APPROVAL OF
A PROJECT UNDER CHAPTER 121A TO BE UNDERTAKEN AND CARRIED
OUT BY A CHARITABLE CORPORATION FORMED UNDER CHAPTER 180
AND FOR APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION
UNDER SAID CHAPTER 121A.

The above-captioned Application is hereby amended as follows:

- I. Amend Paragraph 6 of the Application by deleting Paragraph 6 in its entirety and substitute therefor the following new Paragraph 6.

"Construction of the Project within the Project Area is to be undertaken in three separate project construction phases (a high-rise structure, a moderate-rise structure, and townhouse structures) and accordingly, that portion of the Project Area allocated to each project construction phase is to be conveyed separately.

The Applicant proposes that as a 121A Corporation, it will (a) accept and pay for a conveyance of each portion of the Project Area as and when each said portion of the Project Area is conveyed to it, the several conveyances constituting the entire Project Area to be completed and fully paid for within eighteen (18) months of the date of approval of the Project; (b) commence each construction phase of the Project immediately after conveyance to it of that portion of the Project Area allocated to each such phase; and (c) complete the construction of the Project in its entirety within thirty (30) months from the date of approval of the Project unless prevented or delayed by circumstances not reasonably within its control".

- II. Amend Paragraph 8 of the Application by adding, after the words "MHFA #70-81-N" in the second line of said Paragraph, the words "and MHFA #72-108-N".
- III. Amend Exhibit C of the Application by deleting in Part A thereof, Paragraphs 1 through 12 inclusive, all references to Sheet Nos. "A-1A," "A-2A," "A-3A," "A-4A," "A-5A," "A-6A," "A-7A," "A-8A," and "SP-1," as shown in the Set of Architectural Plans entitled "LRCC - Madison Park Houses, John Sharratt Associates, Inc., (Architect)," and in substitution thereof, insert the following new references to the Sheet Nos.:

"A-1A (revised sheet)," "A-2A (revised sheet)," "A-3A (revised sheet)," "A-4A (revised sheet)," "A-5A (revised sheet)," "A-6A (revised sheet)," "A-7A (revised sheet)," "A-8A (revised sheet)," and "SP-1A (revised sheet)," in said Paragraphs 1 through 12 inclusive of Part A of Exhibit C.

- IV. Amend Exhibit C of the Application by deleting in Part B, Paragraph 2.A. thereof, the word "Six" in the second line, and substituting therefor the word "Seven".
- V. Amend Exhibit C of the Application by deleting in Part B, Paragraph 3.A. thereof, the word "Six" in the second line, and substituting therefor the word "Seven".
- VI. Amend Exhibit H of the Application by inserting therein the following additional new paragraph:

"A Set of Architectural Drawings to be included in Exhibit H of the Application is attached hereto and entitled "LRCC - Madison Park Houses, John Sharratt Associates, Inc., (Architect)". The Set includes the following Sheets, "as revised":

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A-9A	Building Sections
A-10A	Wall Sections and Details
A-11A	Typical Vestibule and Elevator Lobby
A-13A	Interior Wall Sections
A-14A	Stairs, Elevators and Details
A-15A	Door Schedule and Details
A-16A	Window Types and Details
A-17A	Typical Units - Bathroom and Kitchen Details
A-18A	Aluminum Doors and Frames - Apartment Layouts Type D, E, & F
A-19A	Reflected Ceiling Plan and Details

This Amendment executed this 12th day of March, 1973.

LOWER ROXBURY DEVELOPMENT CORPORATION

By Ralph D. Smith
Ralph D. Smith, President

MEMORANDUM

MARCH 15, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL URBAN RENEWAL AREA PROJECT NO. MASS. R-129
REPORT AND DECISION ON SECOND AMENDMENT TO THE APPLICATION
BY LOWER ROXBURY DEVELOPMENT CORPORATION FOR AUTHORIZATION
AND APPROVAL OF A PROJECT UNDER CHAPTER 121A TO BE
UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION
FORMED UNDER CHAPTER 180 AND FOR APPROVAL TO ACT AS AN
URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A

Summary: This memorandum requests that the Authority
adopt the attached Report and Decision
approving the Second Amendment to the above-
captioned Chapter 121A Application submitted
by Lower Roxbury Development Corporation.

On February 10, 1972, the Authority voted to adopt a
"Report and Decision of the Application of Lower Roxbury Development
Corporation for Approval of a Redevelopment Project Pursuant to
Chapter 121A of the Massachusetts General Laws". This proposal called
for the construction of a multi-family apartment and townhouse complex
for tenants of low-moderate income containing approximately 283 units.
Included within this proposal was a high-rise elderly tower, a moderate-
rise family housing structure, and low-rise townhouse units.

On May 18, 1972, the Authority approved the First Amendment
to the Report and Decision to reflect the minor changes in the Plans
for the elderly building. This twelve story tower is now nearing
completion.

Lower Roxbury Development Corporation is now prepared to
go to Closing on the second building, the moderate-rise apartment
structure with an anticipated start of construction in the beginning
of April. The townhouse development is now scheduled to commence
in late Summer.

The original Application as approved in the Report and
Decision adopted on February 10, 1972, called for a single development

phase with all three building units constructed under a single MHFA mortgage commitment of approximately \$8 million. MHFA has since determined it more feasible to issue separate mortgage commitments for each development. Thus, LRDC must acquire land from the Authority and commence construction of their development proposal in three separate stages - the elderly tower, the moderate-rise building, and the townhouses. The actual development proposal remains essentially the same as originally proposed; only the timing is affected. An eighteen (18) month period is required from the date of the original Report and Decision and conveyance of the final stage and a total of thirty (30) months for construction of all three stages.

On March 7, 1973, MHFA issued its commitment on the second development stage in the amount of approximately \$4 million. The design as approved by MHFA is revised from that approved in the original Report and Decision. The apartment structure will now be seven (7) stories instead of six (6), and will contain a total of 132 units. These design changes also necessitate a further Amendment to the Report and Decision altering the references to the Plans as originally submitted for this structure. Thus, the Second Amendment to the Application of Lower Roxbury Development Corporation seeks to revise the Chapter 121A Application to reflect the need to divide the development proposal into three (3) stages and the design changes required to obtain the second stage mortgage commitment.

In the opinion of the General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

It is therefore recommended that the Authority adopt the attached Report and Decision approving the Second Amendment to the Application by Lower Roxbury Development Corporation.

An appropriate Vote follows:

VOTED: That the Document presented at this Meeting entitled "Report and Decision on Second Amendment to the Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project to be Undertaken and Carried Out By a Charitable Corporation Formed Under Chapter 180 and For Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" be and hereby is Approved and Adopted.

